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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** JOSH ROGERS, PLANNER II *JR*  
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JUNE 6, 2018

**SUBJECT:** A. Z18-10, GREENFIELD RANCH PAD AMENDMENT:  
REQUEST TO AMEND ORDINANCE NO. 2642 TO AMEND THE  
CONDITIONS OF DEVELOPMENT WITHIN THE GREENFIELD  
RANCH PLANNED AREA DEVELOPMENT (PAD) FOR  
APPROXIMATELY 33.5 ACRES OF REAL PROPERTY  
GENERALLY LOCATED AT THE NORTHEAST CORNER OF  
GREENFIELD AND QUEEN CREEK ROADS, CONSISTING OF  
APPROXIMATELY 7.11 ACRES OF SINGLE FAMILY-15 (SF-15)  
AND 26.35 ACRES OF SINGLE FAMILY-10 (SF-10) ZONING  
DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT  
(PAD) OVERLAY.

**STRATEGIC INITIATIVE:** Community Livability

To allow residents the option to increase enclosed parking as desired and enhance internal streetscape.

### RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z18-10, as requested, subject to the conditions listed in the staff report.

**APPLICANT/OWNER**

Company:	Taylor Morrison	Company:	Taylor Morrison
Name:	Amy Weidman	Name:	Amy Weidman
Address:	9000 E. Pima Center Parkway #350 Scottsdale, AZ 85258	Address:	9000 E. Pima Center Parkway #350 Scottsdale, AZ 85258
Phone:	480-459-4312	Phone:	480-459-4312
Email:	aweidman@taylormorrison.com	Email:	aweidman@taylormorrison.com

**BACKGROUND/DISCUSSION****History**

<b>Date</b>	<b>Description</b>
<i>January 5, 1999</i>	Town Council approved Broadland Ranches II in Ordinance No. 1140.
<i>January 9, 2007</i>	Town Council approved Country Park Estates at Greenfield in GP06-05 (Resolution No. 2738) and rezoning Z06-73 (Ordinance No. 1886).
<i>December 15, 2009</i>	Town Council approved Green Creek Corner in GP09-06 (Resolution No. 3000) and rezoning Z09-14 (Ordinance No. 2267).
<i>February 1, 2018</i>	Town Council approved GP17-1012 (Resolution No. 3952) a minor general plan amendment to change the land use classification of approximately 33.46 acres of Neighborhood Office (NO) and Community Commercial (CC) to Residential >1-2 DU/Acre.
<i>February 1, 2018</i>	Town Council approved Z17-1020 (Ordinance No. 2642) rezoning approximately 20 acres of Community Commercial (CC) and 13.5 acres of Neighborhood Office (NO) zoning district to approximately 7.11 acres of Single Family-15 (SF-15) and 26.35 acres of Single Family-10 (SF-10) zoning district with a Planned Area Development (PAD) overlay.

**Overview**

The applicant is requesting an amendment to the recently approved Greenfield Ranch PAD. The request proposes modifications to the Land Development Code (LDC) required front yard setbacks established for side entry garages for the SF-10 lots on the subject site. The Greenfield Ranch residential community is a proposed gated, single-story residential development of approximately 33.45 gross (29.90 net) acres located at the northeast corner of Greenfield Road and Queen Creek Road. The site is bordered on the north, east, and south by single-family residential developments and on the west by the Town of Gilbert South Area Service Center.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential >0-1DU/Acre	Single Family - 35	Broadland Ranches large lot homes
South	Residential >0-1DU/Acre	Single Family - 43	Queen Creek Road and

			then large lot homes
East	Residential >0-1DU/Acre	Single Family - 35	Broadland Ranches and large lot homes
West	Public Facility/Institutional	Public Facility/Institutional	TOG South Area Service Center
Site	Residential >1-2 DU/Acre	Single Family - 10 and Single Family - 15	Future Greenfield Ranch Housing Development

## Rezoning

Zoning case Z17-1020 recently changed approximately 33.5 acres of property from 13.5 acres of Neighborhood Office (NO) and 20 acres of Community Commercial (CC) zoning districts to 7.11 acres of Single Family-15 (SF-15) and 26.35 acres of Single Family-10 (SF-10) zoning districts with a Planned Area Development (PAD) overlay. Under the PAD, a modification from standards was granted to reduce the minimum lot width for the SF-10 zoning district from 85 feet to 80 feet, in order to enhance the street scene by providing additional articulation to the front of homes. In addition, the applicant committed to limiting home construction to a single story throughout the entire development to be in line the traditionally rural feel of the Santan Character Area and adjacent neighborhoods.

Greenfield Ranch is a gated community with private streets. The subdivision is proposed to have a total count of 63 lots with an overall gross density of 1.88 DU/Acre. The existing PAD contains Single Family-15 (SF-15) zoning for the 12 oversized lots buffering the existing Single Family-35 lots to the north and east. The remaining 51 SF-10 lots are internally located to the development as well as along Greenfield and Queen Creek Roads. The SF-10 lots along these arterial frontages are significantly buffered with large open space tracts.

The proposed modification requests a reduction to the front building setback requirements for side entry garages from 20' to 17'- 6" solely in the SF-10 zoning district to allow future residents the option of including a 4<sup>th</sup> garage space if so desired. Adding an optional extra garage space to a side entry garage isn't feasible under the LDC lot development regulations for two of the proposed Standard Plans as it would push homes into the rear building setback and would require eliminating 150 sq. ft. of livable area to the home in exchange for less than 50 sq. ft. of unlivable area. As the applicant has previously committed to 1 story homes in response to the standards of the Santan Character Area, they aren't able to add more livable area on a second story. The applicant notes an increased market demand for extra garage space and would like to offer residents this option without resulting in the elimination of livable area. The applicant originally requested a 5' reduction to the front building setback for side entry garages however, after working with staff, were able to reduce the request to 2'-6".

The applicant is of the opinion that this modification would further enhance the internal streetscape of the Greenfield Ranch community by adding further variation and articulation to the front of homes as well reducing the need for on street parking. The requested modification does not impact surrounding neighborhoods or the aesthetic characteristics of the development for external observers.

Staff has also included minor text changes to the labelling in the Site Development Regulation table to clarify the changes made in Ordinance No. 2642. LDC required lot width and building height were added for convenience and clarity.

#### **Project Data Table**

<b>Site Development Regulations</b>	<b>SF-10 LDC</b>	<b>SF-10 PAD Ord. 2642</b>	<b>SF-10 PAD Amendment</b>
Minimum Lot Area	10,000	10,000	10,000
Minimum Lot Width	85'	80'	80'
Minimum Lot Depth	110'	110'	110'
Maximum Building Height	30'/2-story	1-story	1-story
Minimum Setback			
Front	25'	25'	25'
Front (Side Entry Garage)	20'	20'	17'6"
Side	10'	10'	10'
Rear	30'	30'	30'
Maximum Lot Coverage (%)	45% 1-story 40% 2-story	45% 1-story	45% 1-story

#### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on April 9, 2018 at Quartz Hill Elementary School. One resident attended the meeting. The resident asked questions regarding the type of fencing that will be constructed along the shared property line. The developer responded with details as to the color and materials being used. The questions were unrelated to the requested modification and the resident seemed pleased with the applicant's response.

Staff has received 0 comments from the public.

#### **SCHOOL DISTRICT**

The density generated by 63 lots is not a significant increase in student population. The Higley School District projects student population from the General Plan category which is proposed at Residential >1 – 2 DU/Ac. and depicted at 1.88 Du/Ac. The School District has been made aware of the minor increase and the applicant has been advised to coordinate with the Higley Unified School District throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood.



## **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

## **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

## **STAFF RECOMMENDATION**

- A. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z18-10 to amend Ordinance No. 2642 to modify the conditions of development within the Greenfield Ranch Planned Area Development (PAD) for approximately 33.5 acres of real property generally located at the northeast corner of Greenfield and Queen Creek Roads, subject to the following conditions.

All dedications, development requirements and development conditions set forth in Ordinance No. 2642 relating to the Greenfield Ranch PAD are incorporated herein and shall remain in full force and effect except as amended by revising development condition “c” to read as follows (additions shown in ALL CAPS, deletions shown in strikeout):

- a. Developer shall create a Homeowner’s Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way.
- b. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the

modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.

- c. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

<b>Site Development Regulations</b>	<b>SF-10</b>	<b>SF-15</b>
Minimum Lot Width	80'	<b>110'</b>
Maximum Building Height (FT.) STORIES	<b>30'</b> /1-story	<b>30'</b> /1-story
Maximum Lot Coverage (%) ONE STORY	45% <del>1-story</del>	35% <del>1-story</del>
MINIMUM FRONT BUILDING SETBACK SIDE ENTRY GARAGE	17'-6"	20'

- d. A 33' wide private roadway tract shall be recorded for the purpose of private roads throughout the development.

Respectfully submitted,



Joshua Rogers  
Planner II

**Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Legal Description
- 5) Development Plan
- 6) Lot Fit Analysis
- 7) Illustrative Street Scene (Reference Only)

# Notice of Public Hearing

Z18-10: Greenfield Ranch

Attachment 1 - Notice of Public Hearing

June 6, 2018

**PLANNING COMMISSION DATE:**

**Wednesday, June 6, 2018 \* TIME: 6:00 PM**

**TOWN COUNCIL DATE:**

**Thursday, June 21, 2018 \* TIME: 6:30 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

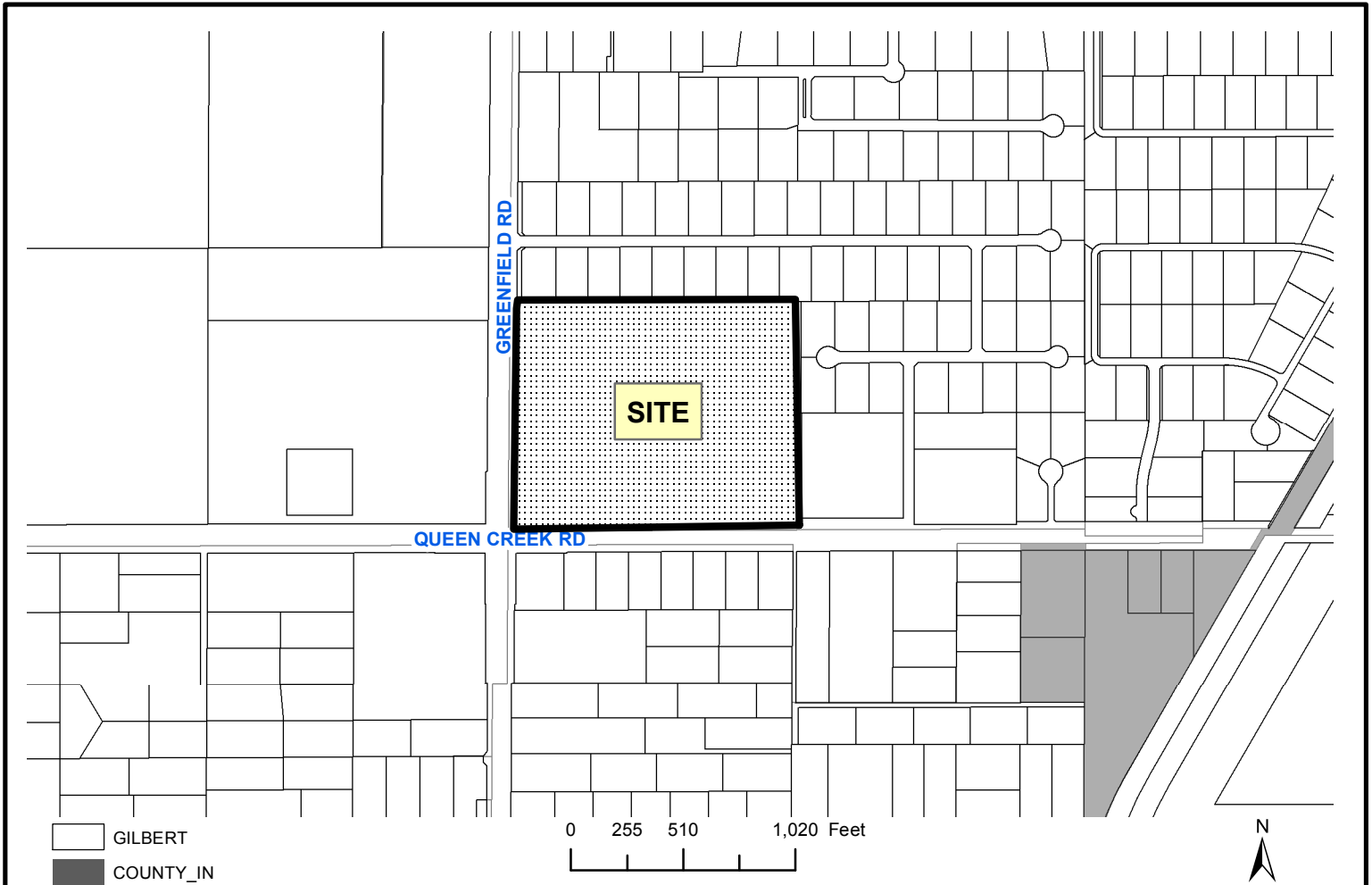
**\* Call Planning Department to verify date and time: (480) 503-6589**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

## **REQUESTED ACTION:**

Z18-10: Request to amend Ordinance No. 2642 to amend the conditions of development within the Greenfield Ranch Planned Area Development (PAD) for approximately 33.5 acres of real property generally located at the northeast corner of Greenfield and Queen Creek Roads, consisting of approximately 7.11 acres of Single Family-15 (SF-15) and 26.35 acres of Single Family-10 (SF-10) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office as follows: Amend the minimum front building setback for a side entry garage from 20' to 15' in the Single Family-10 zoning district. The effect of amendment will be to decrease required setbacks for side entry garages.

## **SITE LOCATION:**



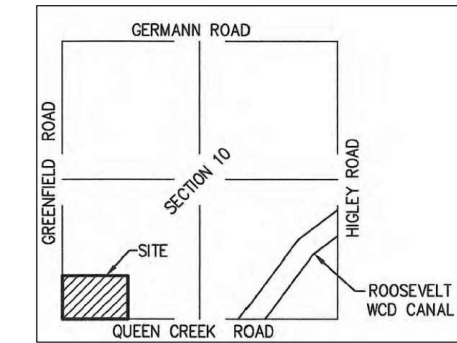
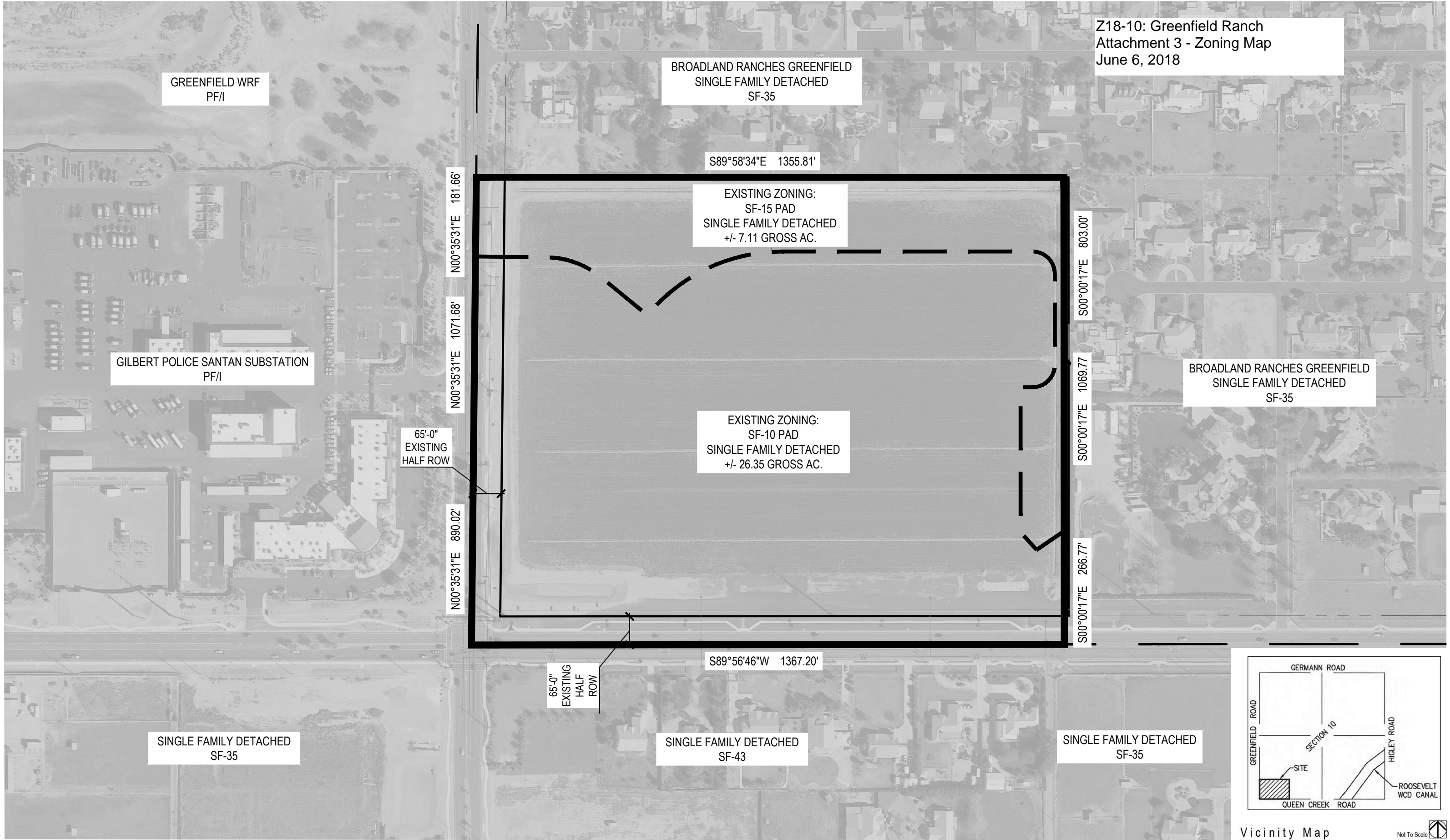
**APPLICANT: Taylor Morrison Arizona**  
**CONTACT: Amy Weidman**  
**ADDRESS: 900 E. Pima Center Parkway, Ste. 350**  
**Scottsdale, AZ 85258**

**TELEPHONE: (480) 459-4312**  
**E-MAIL: [aweidman@taylormorrison.com](mailto:aweidman@taylormorrison.com)**









Vicinity Map Not To Scale



**QUEEN CREEK ROAD & GREEN FIELD ROAD  
ZONING SF-10 PAD  
LEGAL DESCRIPTION**

A portion of land being situated within Southwest Quarter of Section 10, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**BEGINNING** at a found brass cap in hand hole accepted as the Southwest corner of said Section 10 from which a found brass cap in hand hole accepted as the South Quarter corner of said Section 10 thereof bears North 89°56'46" East, 2656.88 feet;

Thence North 00°35'31" East, 890.02 feet along the west line of the Southwest Quarter of said Section 10;

Thence South 89°24'29" East, 162.32 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 200.00 feet;

Thence southeasterly along said curve, through a central angle of 38°49'28", an arc length of 135.52 feet to a tangent line;

Thence South 50°35'02" East, 137.55 feet to a non-tangent curve, concave southeasterly, having a radius of 400.00 feet, the center of which bears South 50°35'02" East;

Thence northeasterly along said curve, through a central angle of 50°34'45", an arc length of 353.11 feet to a tangent line;

Thence North 89°59'43" East, 572.71 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 51.00 feet;

Thence southeasterly along said curve, through a central angle of 90°00'00", an arc length of 80.11 feet to a tangent line;

Thence South 00°00'17" East, 209.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 51.00 feet;

Thence southwesterly along said curve, through a central angle of 90°00'00", an arc length of 80.11 feet to a tangent line;

Thence South 89°59'43" West, 27.50 feet;

Thence South 00°00'17" East, 313.54 feet;

Thence South 05°11'23" West, 16.50 feet;

Thence South 41°51'26" East, 57.24 feet;

Thence North 55°38'39" East, 88.79 feet;

Thence South 00°03'14" East, 266.77 feet to a point on the south line of the Southwest quarter of said Section 10;

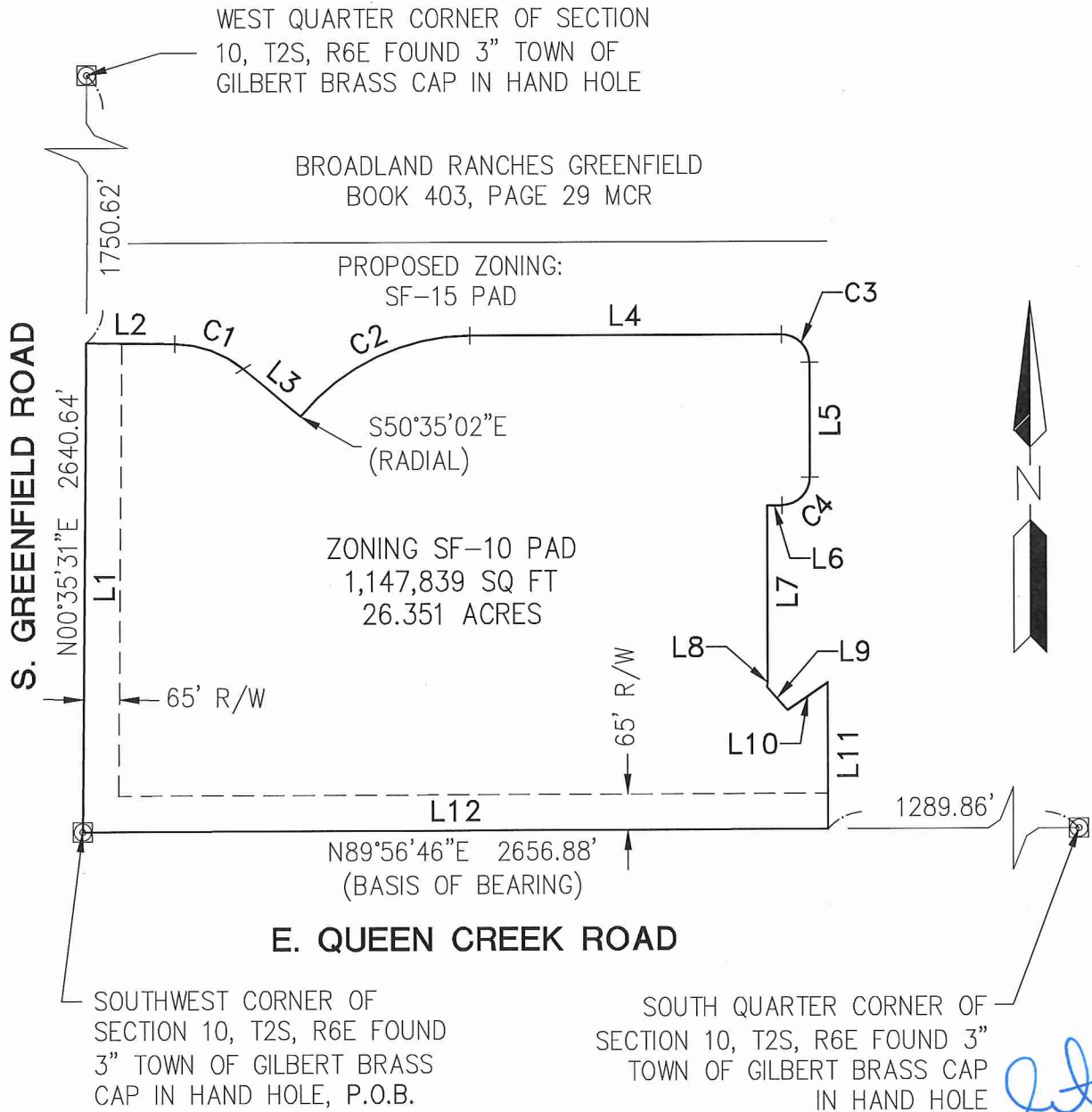
Thence South 89°56'46" West, 1367.20 feet along said south line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1147839 sq. ft. (26.351 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

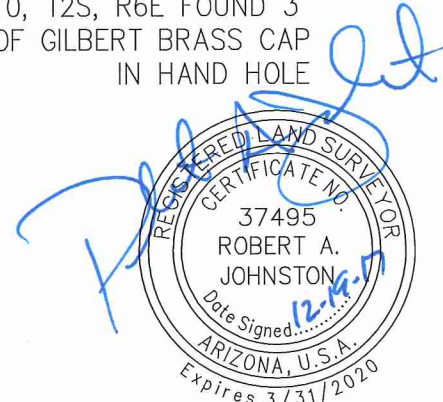
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1799  
Date: December 2017





P.O.B. - POINT OF BEGINNING



PAGE 1 OF 2

PROJ.NO.: 1799	QUEEN CREEK & GREENFIELD ROAD	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: DEC 2017	GILBERT ARIZONA	
SCALE: N.T.S.	ZONING SF-10 PAD	
DRAWN BY: GS	<b>EXHIBIT</b>	
CHECKED BY: RAJ		



LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	N00°35'31"E	890.02'	C1	200.00'	38°49'28"	135.52'
L2	S89°24'29"E	162.32'	C2	400.00'	50°34'45"	353.11'
L3	S50°35'02"E	137.55'	C3	51.00'	90°00'00"	80.11'
L4	N89°59'43"E	572.71'	C4	51.00'	90°00'00"	80.11'
L5	S00°00'17"E	209.00'				
L6	S89°59'43"W	27.50'				
L7	S00°00'17"E	313.54'				
L8	S05°11'23"W	16.50'				
L9	S41°51'26"E	57.24'				
L10	N55°38'39"E	88.79'				
L11	S00°03'14"E	266.77'				
L12	S89°56'46"W	1367.20'				



PAGE 2 OF 2

PROJ.NO.: 1799	QUEEN CREEK & GREENFIELD ROAD GILBERT ARIZONA ZONING SF-10 PAD	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436	
DATE: DEC 2017			
SCALE: NONE			
DRAWN BY: GS	EXHIBIT		
CHECKED BY: RAJ			

**QUEEN CREEK ROAD & GREEN FIELD ROAD  
ZONING SF-15 PAD  
LEGAL DESCRIPTION**

A portion of land being situated within Southwest Quarter of Section 10, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found 3 inch Town of Gilbert brass cap in hand hole accepted as the Southwest corner of said Section 10 from which a found 3 inch Town of Gilbert brass cap in hand hole accepted as the South Quarter corner of said Section 10 there of bears North 89°56'46" East, 2656.88 feet;

Thence North 00°35'31" East, 890.02 feet along the west line of the Southwest Quarter of said Section 10 to the **POINT OF BEGINNING**;

Thence North 00°35'31" East, 181.66 feet along said west line to the south line of the property as shown on the Final Plat Broadland Ranches Greenfield as filed in Book 403, Page 29 records of Maricopa County, Arizona;

Thence leaving west line, South 89°58'34" East, 1355.81 feet along said south line of the Final Plat to an east line of said Final Plat;

Thence leaving said south line, South 00°00'17" East, 803.00 feet along said east line, and a southerly prolongation of said east line;

Thence South 55°38'39" West, 88.79 feet;

Thence North 41°51'26" West, 57.24 feet;

Thence North 05°11'23" East, 16.50 feet;

Thence North 00°00'17" West, 313.54 feet;

Thence North 89°59'43" East, 27.50 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 51.00 feet;

Thence northeasterly along said curve, through a central angle of 90°00'00", an arc length of 80.11 feet to a tangent line;

Thence North 00°00'17" West, 209.00 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 51.00 feet;

Thence northwesterly along said curve, through a central angle of 90°00'00", an arc length of 80.11 feet to a tangent line;

Thence South 89°59'43" West, 572.71 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 400.00 feet;

Thence southwesterly along said curve, through a central angle of 50°34'45", an arc length of 353.11 feet to a non-tangent line;

Thence North 50°35'02" West, 137.55 feet to the beginning of a tangent curve concave southwesterly, having a radius of 200.00 feet;

Thence northwesterly along said curve, through a central angle of 38°49'28", an arc length of 135.52 feet to a tangent line;

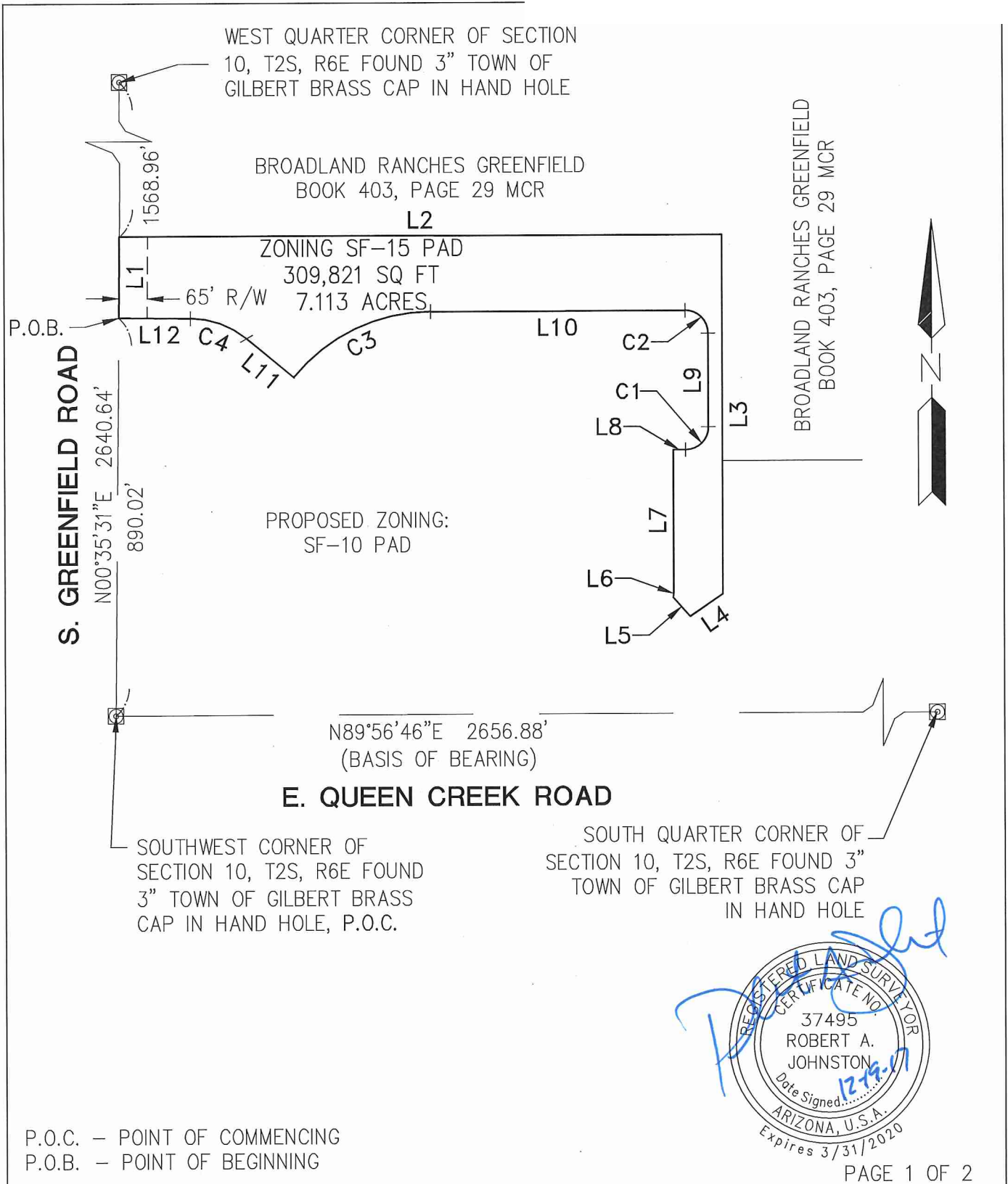
Thence North 89°24'29" West, 162.32 feet to the afore said west line of the Southwest Quarter of said Section 10 being the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 309821 sq. ft. (7.113 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

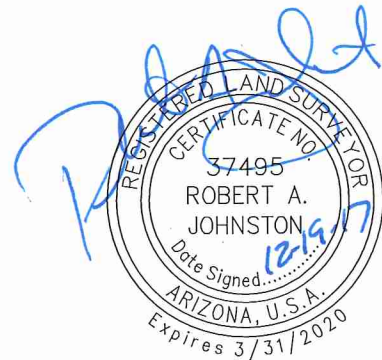
Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1799  
Date: December 2017






PROJ.NO.: 1977	QUEEN CREEK ROAD & GREENFIELD ROAD GILBERT ARIZONA ZONING SF-15 PAD	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: DEC 2017		
SCALE: N.T.S.		
DRAWN BY: GS	<b>EXHIBIT</b>	
CHECKED BY: RAJ		

LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	N00°35'31"E	181.66'	C1	51.00'	90°00'00"	80.11'
L2	S89°58'34"E	1355.81'	C2	51.00'	90°00'00"	80.11'
L3	S00°00'17"E	803.00'	C3	400.00'	50°34'45"	353.11'
L4	S55°38'39"W	88.79'	C4	200.00'	38°49'28"	135.52'
L5	N41°51'26"W	57.24'				
L6	N05°11'23"E	16.50'				
L7	N00°00'17"W	313.54'				
L8	N89°59'43"E	27.50'				
L9	N00°00'17"W	209.00'				
L10	S89°59'43"W	572.71'				
L11	N50°35'02"W	137.55'				
L12	N89°24'29"W	162.32'				



PAGE 2 OF 2

PROJ.NO.: 1977	QUEEN CREEK ROAD & GREENFIELD ROAD GILBERT ARIZONA ZONING SF-15 PAD	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: DEC 2017		
SCALE: NONE		
DRAWN BY: GS	<b>EXHIBIT</b>	
CHECKED BY: RAJ		



**EXHIBIT "A"**  
**QUEEN CREEK ROAD & GREENFIELD ROAD**  
**BOUNDARY**  
**LEGAL DESCRIPTION**

A portion of land being situated within Southwest Quarter of Section 10, Township 2 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the Southwest corner of said Section 10 from which a found brass cap in hand hole accepted as the South Quarter corner of said Section 10 thereof bears North 89°56'46" East, 2656.88 feet;

Thence North 89°56'46" East, 65.74 feet along the south line of the Southwest Quarter of said Section 10;

Thence leaving said south line, North 00°03'14" West, 65.00 feet to a line being 65.00 feet east of the parallel with the west line of the Southwest Quarter of said Section 10 and to the **POINT OF BEGINNING**;

Thence North 00°35'31" East, 1005.94 feet along said parallel line to the south line of that property as shown on the Final Plat of Broadland Ranches Goldfield as filed in Book 403, Page 29 records of Maricopa County, Arizona;

Thence leaving said parallel line, North 89°59'43" East, 1290.81 feet along said south line to the east line of the aforesaid Final Plat;

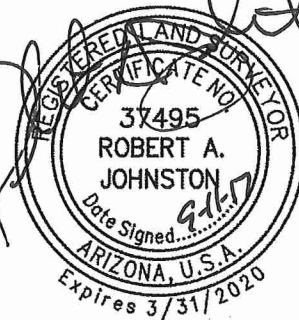
Thence leaving said south line, South 00°00'17" East, 1004.77 feet along a southerly prolongation of said east line to a line being 65.00 feet north of and parallel with the south line of the Southwest Quarter of said Section 10;

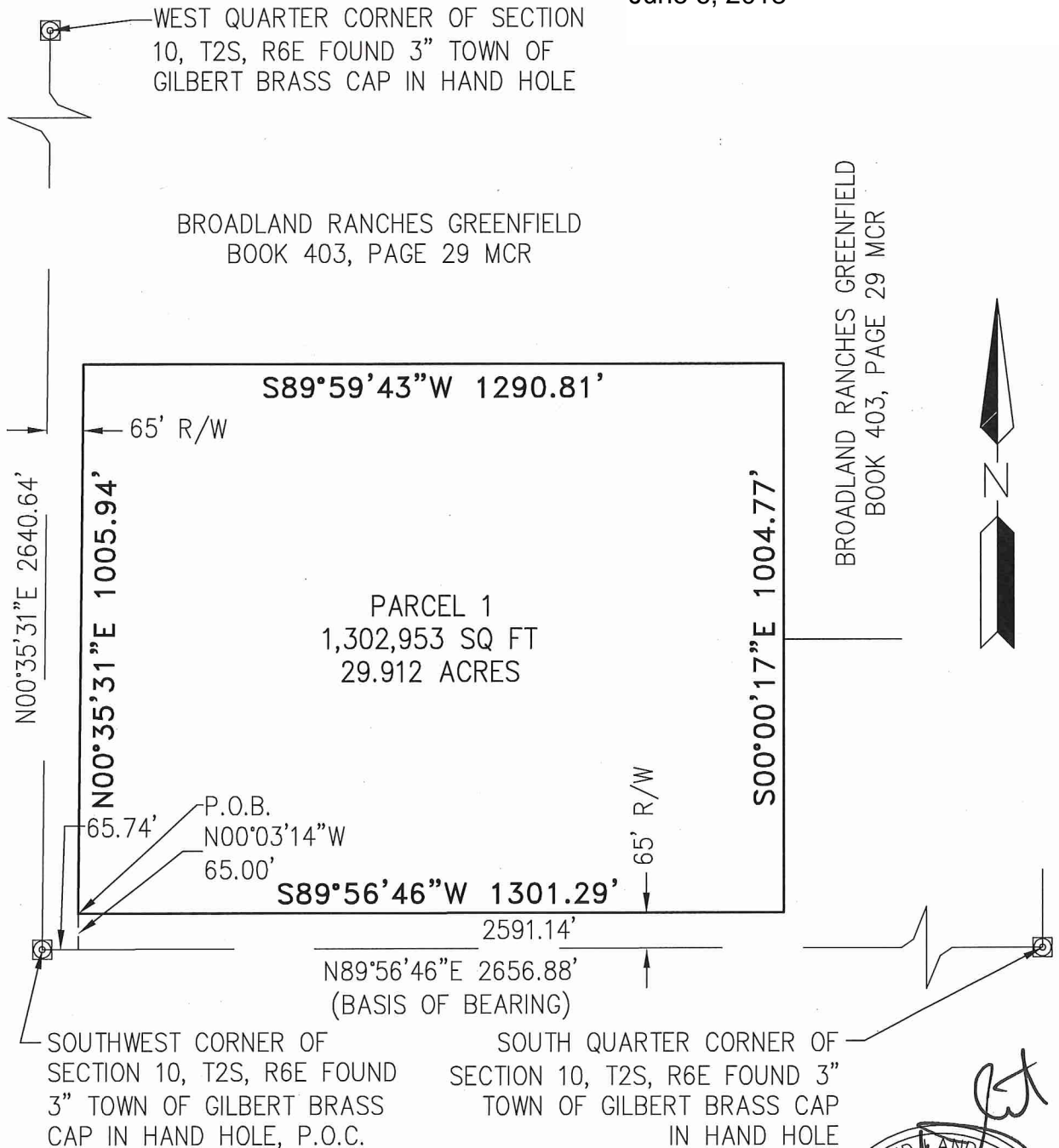
Thence leaving said east line, South 89°56'46" West, 1301.29 feet along said parallel line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,302,953 sq. ft. (29.912 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1799  
Date: September 2017





P.O.C. — POINT OF COMMENCING  
P.O.B. — POINT OF BEGINNING



PROJ.NO.: 1799	QUEEN CREEK ROAD & GREENFIELD ROAD GILBERT ARIZONA BOUNDARY EXHIBIT	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEPT 2017		
SCALE: NTS		
DRAWN BY: DSP	<b>EXHIBIT "B"</b>	
CHECKED BY: RAJ		



Z18-10: Greenfield Ranch  
Attachment 5 - Development Plan  
June 6, 2018

Site Data	
SF-10	
Existing Zoning	CC
Gross Area	26.35 AC

SF-15	
Existing Zoning	NO
Gross Area	7.11 AC

Total	
Gross Area	33.46 AC

Development Standard Modifications

Minimum lot width

- SF-10 modification to 80'. Standard is 85'. (Ordinance no. 2642)

Minimum side garage setback

- SF-10 modification to 17'-6". Standard is 20'.

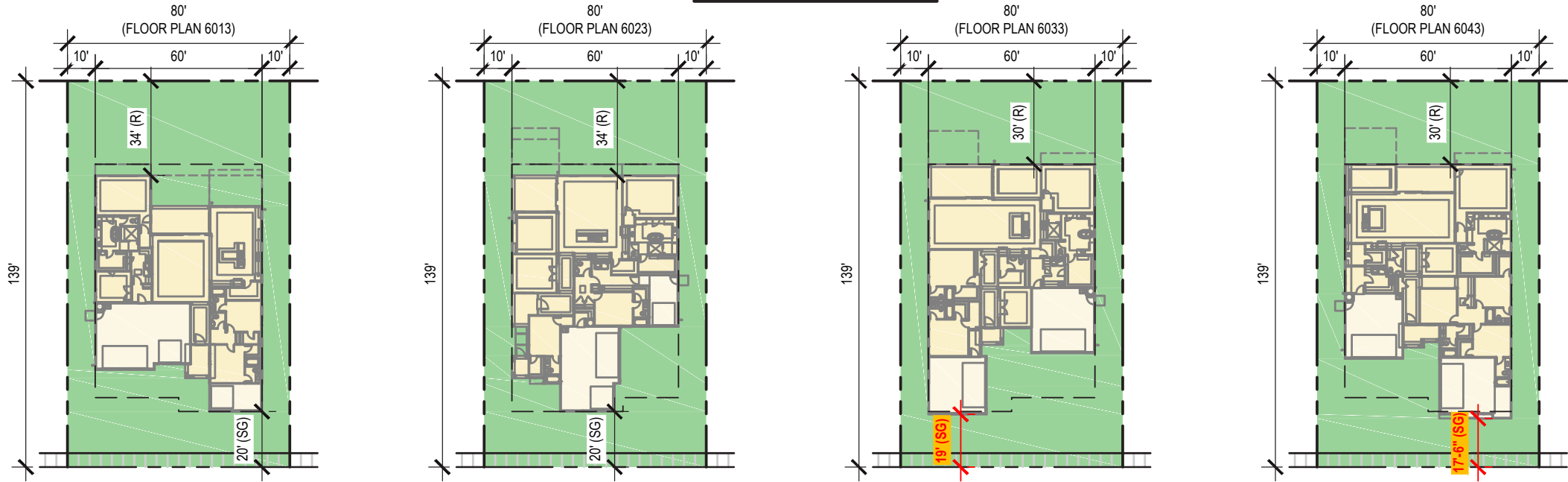
Maximum height

- SF-10 modification to single story only. Standard is two-story. (Ordinance no. 2642)
- SF-15 modification to single story only. Standard is two-story. (Ordinance no. 2642)



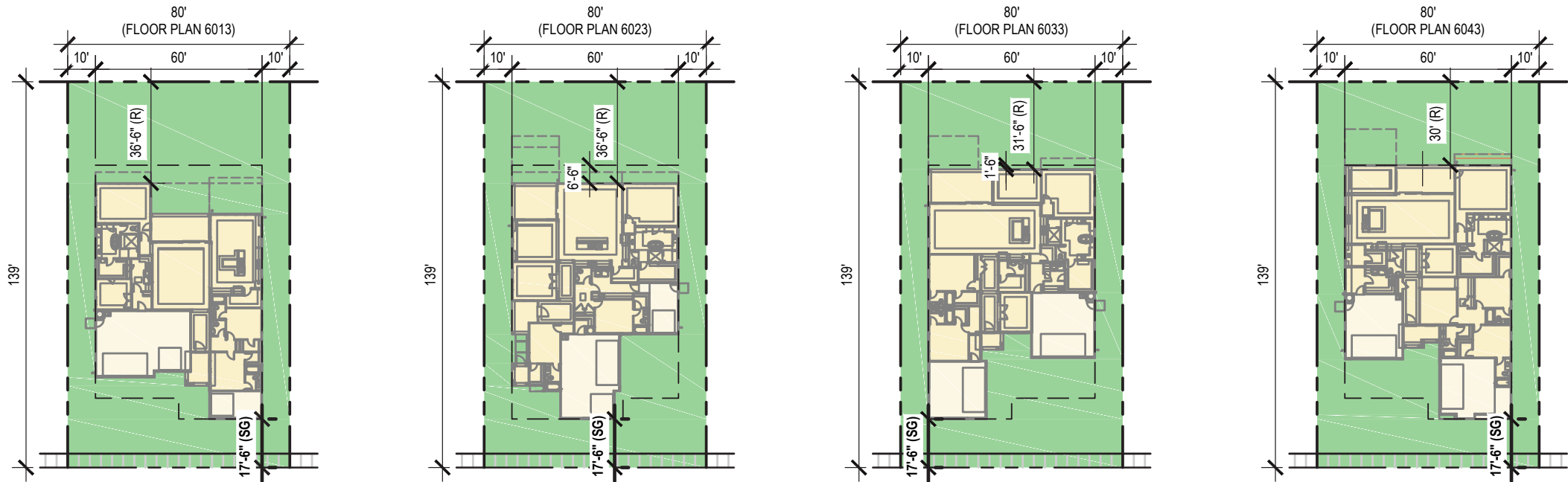


EXISTING



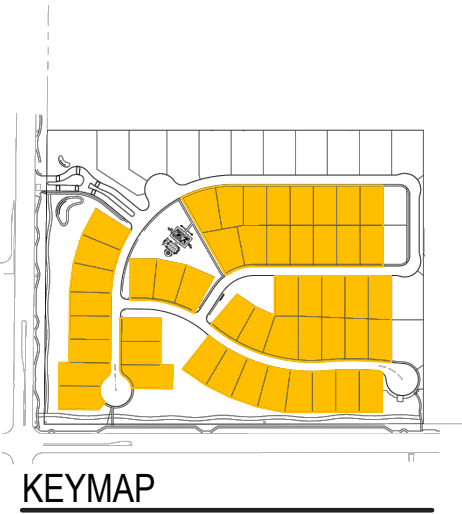
\* TWO PROPOSED FLOOR PLANS DO NOT MEET 20' SIDE GARAGE SETBACKS (SIDE GARAGE OPTIONAL FEATURE).

PROPOSED



\* ALL PROPOSED FLOOR PLANS MEET 17'-6" SIDE GARAGE SETBACKS (SIDE GARAGE OPTIONAL FEATURE).

SETBACKS  
(SG) SIDE ENTRY GARAGE SETBACK  
(R) ONE-STORY REAR OR COVERED PATIO SETBACK





Z18-10: Greenfield Ranch  
Attachment 7 - Illustrative Street Scene (Reference Only)  
June 6, 2018



EXHIBIT E: PLAN VIEW STREET SCENE